178.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	643,900 / 643,900
					USE VALUE:	643,900 / 643,900
					ASSESSED:	643,900 / 643,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCMURRAY DEBORAH
Owner 2:	
Owner 3:	
Street 1:	67 DOW AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MUIR TIMOTHY M & LYNDA S -
Owner 2:	-
Street 1:	67 DOW AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1163 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5343.000	234,000	3,700	406,200	643,900
Total Card	0.123	234,000	3,700	406,200	643,900
Total Parcel	0.123	234,000	3,700	406,200	643,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 553.65 /Parcel: 553.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120416

GIS Ref

GIS Ref

Insp Date 07/31/18

PREVIOUS ASSESSMENT

Parcel ID 178.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	234,000	3700	5,343.	406,200	643,900		Year end	12/23/2021
2021	101	FV	227,100	3700	5,343.	406,200	637,000		Year End Roll	12/10/2020
2020	101	FV	227,000	3700	5,343.	406,200	636,900	636,900	Year End Roll	12/18/2019
2019	101	FV	204,300	3700	5,343.	406,200	614,200	614,200	Year End Roll	1/3/2019
2018	101	FV	211,000	3700	5,343.	342,400	557,100	557,100	Year End Roll	12/20/2017
2017	101	FV	211,000	3700	5,343.	313,400	528,100	528,100	Year End Roll	1/3/2017
2016	101	FV	211,000	3700	5,343.	266,900	481,600	481,600	Year End	1/4/2016
2015	101	FV	199,300	3700	5,343.	232,100	435,100	435,100	Year End Roll	12/11/2014

!13969!

PRINT

Date	Time
12/30/21	18:04:51

LAST REV

Date	Time
08/10/18	10:38:28
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13969

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUIR TIMOTHY M	41589-162		12/2/2003		392,000	No	No		
DARE MICHAEL/ET	30921-479		12/1/1999		292,000	No	No		
FERRANTI DAVID/	27169-566		3/28/1997		213,500	No	No		Y

USER DEFINED

Prior Id # 1:	120416
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2010	222	Siding	30,000					vinyl siding / gut

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
3/14/2009	Inspected	372	PATRIOT
11/25/2008	Measured	345	PATRIOT
5/12/2004	MLS	HC	Helen Chinal
6/19/2000	MLS		
1/4/2000	Mailer Sent		
12/28/1999	Measured	163	PATRIOT
7/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5343		Sq. Ft.	Site		0	70.	1.09	7									406,205						406,200	

Total AC/HA:	0.12266	Total SF/SM:	5343	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	406,205	Spl Credit		Total:	406,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.03929210
Adj $ / SQ:	182.396
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	317993
Depreciation:	83950
Depreciated Total:	234043

COMMENTS

PDAS BSMT TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

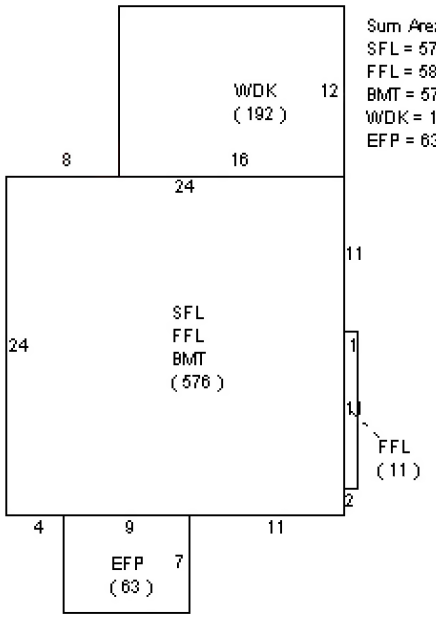
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	182.40
Special Features:	0	Val/Su Net:	117.35
Final Total:	234000	Val/Su SzAd	201.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	587	182.400	107,066
BMT	Basement	576	54.720	31,518
SFL	Second Floor	576	182.400	105,060
WDK	Deck	192	11.650	2,237
EFP	Enclos Porch	63	73.210	4,612

Net Sketched Area:	1,994			Total:	250,493
Size Ad	1163	Gross Area	1994	FinArea	1163

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1925	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700